

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-001-300-140-01	3556 N HILL ST	09/18/21	\$63,000	WD	03-ARM'S LENGTH	\$63,000
070-001-300-165-00	3533 N HILL ST	04/21/21	\$106,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$102,300
070-011-100-015-00	606 W MT MARIA RD	08/16/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
070-011-100-025-00	586 W MT MARIA RD	08/21/20	\$99,000	WD	03-ARM'S LENGTH	\$97,500
070-011-100-030-00	583 W MT MARIA RD	09/11/20	\$145,000	WD	03-ARM'S LENGTH	\$142,300
070-011-100-035-00	W MT MARIA RD	08/04/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000
070-012-200-029-06	480 W MT MARIA RD	08/03/20	\$86,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$86,500
070-033-300-100-00	1030 N RICHARDSON RD	07/20/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000
072-135-000-008-00	E FAIRWAY DR	03/02/22	\$17,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$17,000
072-135-000-010-00	155 E FAIRWAY DR	12/08/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000
072-135-000-012-00	159 E FAIRWAY DR	03/23/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000
072-140-001-009-00	359 W MT MARIA RD	06/03/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000
072-140-001-020-00	269 W MT MARIA RD	03/05/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000
072-140-001-023-01	247 W MT MARIA RD	08/21/20	\$12,000	WD	03-ARM'S LENGTH	\$12,000
072-140-001-025-00	W MT MARIA ROAD	06/15/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000
072-140-001-037-05	119 W MT MARIA RD	03/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000
072-140-001-042-01	151 W MT MARIA RD	09/02/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000
072-140-001-042-02	W MT MARIA RD	09/18/20	\$5,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$5,000
072-140-001-045-00	W MT MARIA RD	05/13/21	\$3,300	WD	03-ARM'S LENGTH	\$3,300
072-140-001-045-01	W MT MARIA ROAD	06/04/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000
072-140-002-001-01	3481 N HUBBARD LAKE RD	09/16/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000
072-140-002-006-00	3441 N HUBBARD LAKE RD	05/07/21	\$67,500	WD	03-ARM'S LENGTH	\$67,500
072-140-002-012-13	N HUBBARD LAKE RD	07/16/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000
072-140-002-014-00	N HUBBARD LAKE RD	07/16/21	\$7,500	WD	03-ARM'S LENGTH	\$7,500
072-170-000-046-00	SITZMARK DR	03/13/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000
072-170-000-047-00	SITZMARK DR	03/13/21	\$12,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$12,000
072-170-000-050-00	SITZMARK DR	03/09/21	\$4,000	WD	03-ARM'S LENGTH	\$4,000
072-170-000-052-00	N HILLTOP PKWY	03/12/21	\$5,500	WD	03-ARM'S LENGTH	\$5,500
072-170-000-081-00	SITZMARK DR	03/09/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000
072-190-000-020-00	W ALMOND RD	05/20/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000
072-190-000-099-00	1151 N MONTANA RD	05/21/21	\$69,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$69,900
072-191-000-140-01	1140 E STUVE RANCH RD	10/23/21	\$118,500	WD	03-ARM'S LENGTH	\$118,500

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

2

072-230-000-009-00	E LINCOLN DR	08/20/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900
073-000-013-003-00	207 E MILLEN ST	04/03/20	\$116,700	WD	03-ARM'S LENGTH	\$116,700
073-000-014-001-00	300 E ALGER ST	06/11/21	\$64,562	WD	03-ARM'S LENGTH	\$64,562
073-000-019-001-01	103 N SECOND ST	02/10/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000
073-000-019-003-01	105 E ALGER ST	08/05/20	\$108,900	WD	03-ARM'S LENGTH	\$106,400
073-100-000-044-00	325 E MAIN ST	09/13/21	\$68,500	WD	03-ARM'S LENGTH	\$68,500
Totals:			\$2,373,262			\$2,362,862

Mean	145.4457975
Standard Error	20.09677557
Median	93.75
Mode	75
Standard Deviation	125.5043232
Sample Variance	15751.33515
Kurtosis	1.422682562
Skewness	1.309520988
Range	515.0836806
Minimum	22.65798611
Maximum	537.7416667
Sum	5672.386101
Count	39

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

3

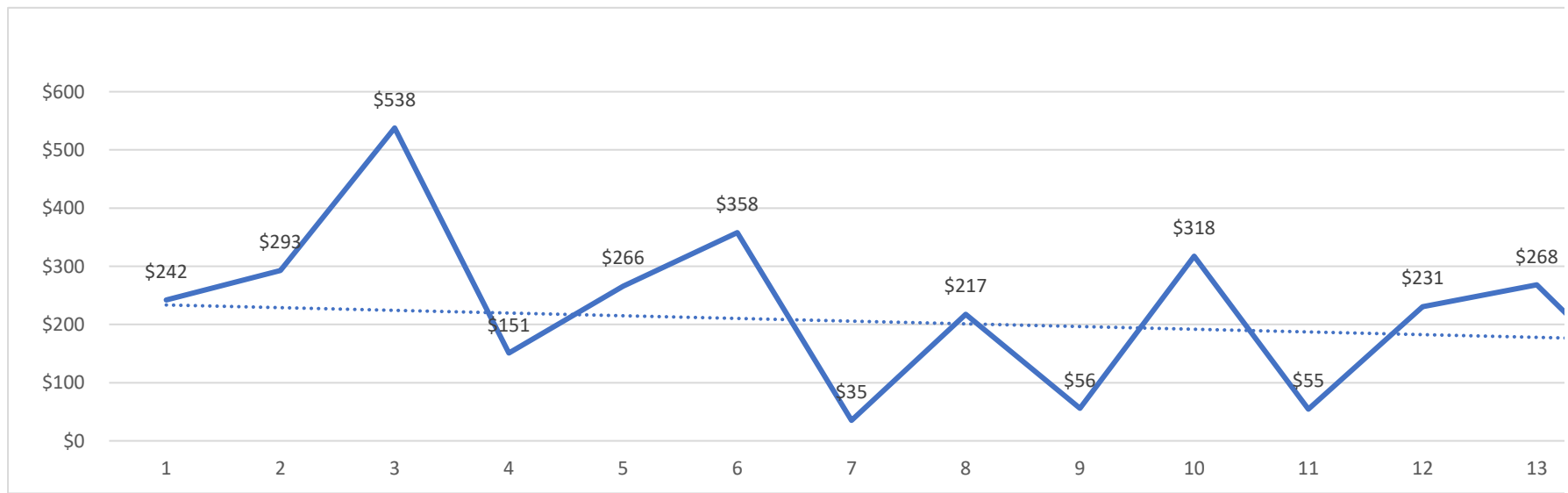
Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	BLD VALUE	Est. Land Value	Effec. Front	Depth	Net Acres
\$22,100	35.08	\$46,279	\$24,215	\$38,785	\$7,494	99.9	166.0	0.38
\$29,800	29.13	\$59,573	\$57,427	\$44,873	\$14,700	196.0	249.0	0.56
\$54,500	32.06	\$114,471	\$64,529	\$105,471	\$9,000	120.0	210.0	0.58
\$42,700	43.79	\$85,320	\$16,580	\$80,920	\$4,400	110.0	119.0	0.30
\$51,700	36.33	\$103,362	\$45,837	\$96,463	\$6,899	172.5	259.0	1.03
\$6,000	17.14	\$12,379	\$28,621	\$6,379	\$6,000	80.0	250.0	0.46
\$0	0.00	\$102,100	\$7,109	\$79,391	\$22,709	201.9	183.0	0.85
\$22,400	32.00	\$46,503	\$35,872	\$34,128	\$12,375	165.0	264.0	1.00
\$7,600	44.71	\$15,260	\$17,000	\$0	\$15,260	305.2	285.5	2.00
\$106,800	43.24	\$210,749	\$48,459	\$198,541	\$12,208	152.6	285.5	1.00
\$7,600	30.40	\$15,260	\$25,000	\$0	\$15,260	457.8	285.5	3.00
\$50,500	41.39	\$101,077	\$36,923	\$85,077	\$16,000	160.0	300.0	1.10
\$19,000	35.85	\$39,560	\$21,440	\$31,560	\$8,000	80.0	300.0	0.55
\$6,400	53.33	\$12,800	\$12,000	\$0	\$12,800	160.0	300.0	1.10
\$3,200	53.33	\$6,400	\$6,000	\$0	\$6,400	80.0	300.0	0.55
\$48,500	42.17	\$98,225	\$25,515	\$89,485	\$8,740	160.0	182.0	0.67
\$23,200	42.18	\$46,313	\$12,271	\$42,729	\$3,584	80.0	169.0	0.31
\$3,900	78.00	\$9,760	\$5,000	\$0	\$9,760	160.0	182.5	0.67
\$2,400	72.73	\$4,800	\$3,300	\$0	\$4,800	80.0	180.0	0.33
\$2,600	65.00	\$5,120	\$4,000	\$0	\$5,120	80.0	191.0	0.35
\$8,000	17.78	\$16,047	\$35,353	\$9,647	\$6,400	80.0	300.0	0.55
\$29,100	43.11	\$58,238	\$29,262	\$38,238	\$20,000	200.0	300.0	1.38
\$0	0.00	\$16,000	\$12,000	\$0	\$16,000	160.0	300.0	1.10
\$0	0.00	\$8,000	\$7,500	\$0	\$8,000	80.0	300.0	0.55
\$2,500	62.50	\$9,250	\$4,000	\$0	\$9,250	123.3	170.0	0.51
\$7,500	62.50	\$28,683	\$12,000	\$0	\$28,683	331.0	200.0	1.88
\$2,500	62.50	\$10,000	\$4,000	\$0	\$10,000	133.3	215.0	0.69
\$2,500	45.45	\$10,077	\$5,500	\$0	\$10,077	134.4	150.0	0.45
\$4,900	61.25	\$15,769	\$8,000	\$0	\$15,769	210.2	150.0	0.74
\$2,600	43.33	\$5,275	\$6,000	\$0	\$5,275	211.0	125.0	0.61
\$42,500	53.13	\$88,549	\$13,051	\$66,949	\$21,600	576.0	125.0	1.65
\$25,100	35.91	\$50,139	\$24,761	\$45,139	\$5,000	330.0	121.0	0.92
\$53,400	45.06	\$110,898	\$39,262	\$79,238	\$31,660	633.2	103.3	1.50

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

4

\$6,800	45.64	\$13,500	\$14,900	\$0	\$13,500	180.0	180.0	0.74
\$49,400	42.33	\$98,762	\$35,098	\$81,602	\$17,160	264.0	132.0	0.80
\$28,800	44.61	\$60,230	\$14,232	\$50,330	\$9,900	132.0	132.0	0.40
\$45,400	37.52	\$99,259	\$34,941	\$86,059	\$13,200	132.0	132.0	0.40
\$38,800	36.47	\$77,591	\$39,889	\$66,511	\$11,080	170.5	132.0	0.52
\$3,600	5.26	\$66,480	\$5,770	\$62,730	\$3,750	50.0	133.0	0.15

\$864,300		\$1,978,058	\$842,617		\$457,813	7,231.8		32.33
Sale. Ratio =>	36.58				Average			Average
Std. Dev. =>	18.69				per FF=>	\$117		per Net Acre=>



2023 070 LAND ANALYSIS NON LAKE FRONTAGE

5

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
0.38	\$242	\$63,556	\$1.46	99.92	401	2.021E+11
0.29	\$293	\$102,732	\$2.36	196.00	401	2.021E+11
0.58	\$538	\$111,449	\$2.56	120.00	401	2.021E+11
0.30	\$151	\$55,083	\$1.26	110.00	401	2.02E+11
1.03	\$266	\$44,719	\$1.03	172.47	401	2.02E+11
0.46	\$358	\$62,355	\$1.43	80.00	401	2.021E+11
0.85	\$35	\$8,383	\$0.19	201.86	401	2.02E+11
1.00	\$217	\$35,872	\$0.82	165.00	401	2.021E+11
1.00	\$56	\$8,500	\$0.20	152.60	401	2.022E+11
1.00	\$318	\$48,459	\$1.11	152.60	401	2.02E+11
1.00	\$55	\$8,333	\$0.19	152.60	401	2.022E+11
1.10	\$231	\$33,505	\$0.77	160.00	401	2.021E+11
0.55	\$268	\$38,911	\$0.89	80.00	401	2.021E+11
1.10	\$75	\$10,889	\$0.25	160.00	402	2.02E+11
0.00	\$75	\$10,889	\$0.25	80.00	402	2.02E+11
0.67	\$159	\$38,139	\$0.88	160.00	401	2.021E+11
0.31	\$153	\$39,584	\$0.91	80.00	401	2.02E+11
0.38	\$31	\$7,463	\$0.17	160.00	401	2.02E+11
0.33	\$41	\$9,970	\$0.23	80.00	401	2.021E+11
0.35	\$50	\$11,396	\$0.26	80.00	401	2.021E+11
0.55	\$442	\$64,162	\$1.47	80.00	401	2.02E+11
1.38	\$146	\$21,251	\$0.49	200.00	401	2.021E+11
1.10	\$75	\$10,889	\$0.25	160.00	401	2.021E+11
0.55	\$94	\$13,612	\$0.31	80.00	401	2.021E+11
0.51	\$32	\$7,890	\$0.18	110.00	401	2.021E+11
0.69	\$36	\$6,393	\$0.15	331.00	401	2.021E+11
0.69	\$30	\$5,789	\$0.13	120.00	401	2.021E+11
0.45	\$41	\$12,141	\$0.28	140.00	401	2.021E+11
0.74	\$38	\$10,825	\$0.25	201.37	401	2.021E+11
0.61	\$28	\$9,917	\$0.23	211.00	402	2.02E+11
1.65	\$23	\$7,895	\$0.18	576.00	401	2.021E+11
0.29	\$75	\$27,002	\$0.62	100.00	401	2.021E+11
1.50	\$62	\$26,157	\$0.60	633.19	401	2.021E+11

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

6

0.74	\$83	\$20,027	\$0.46	180.00	401	2.021E+11
0.80	\$133	\$43,873	\$1.01	264.00	401	2.02E+11
0.40	\$108	\$35,580	\$0.82	132.00	401	2.021E+11
0.40	\$265	\$87,353	\$2.01	132.00	401	2.022E+11
0.52	\$234	\$77,155	\$1.77	170.46	401	2.02E+11
0.15	\$115	\$37,712	\$0.87	50.00	401	2.021E+11

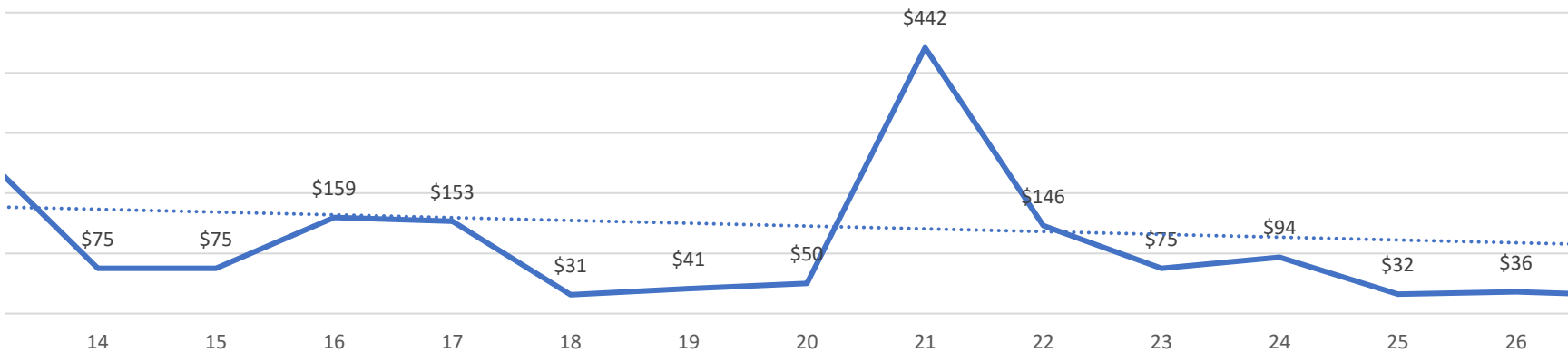
26.40

26,065.43

Average
per SqFt=>

\$0.60

NON LAKE F/F LAND STUDY



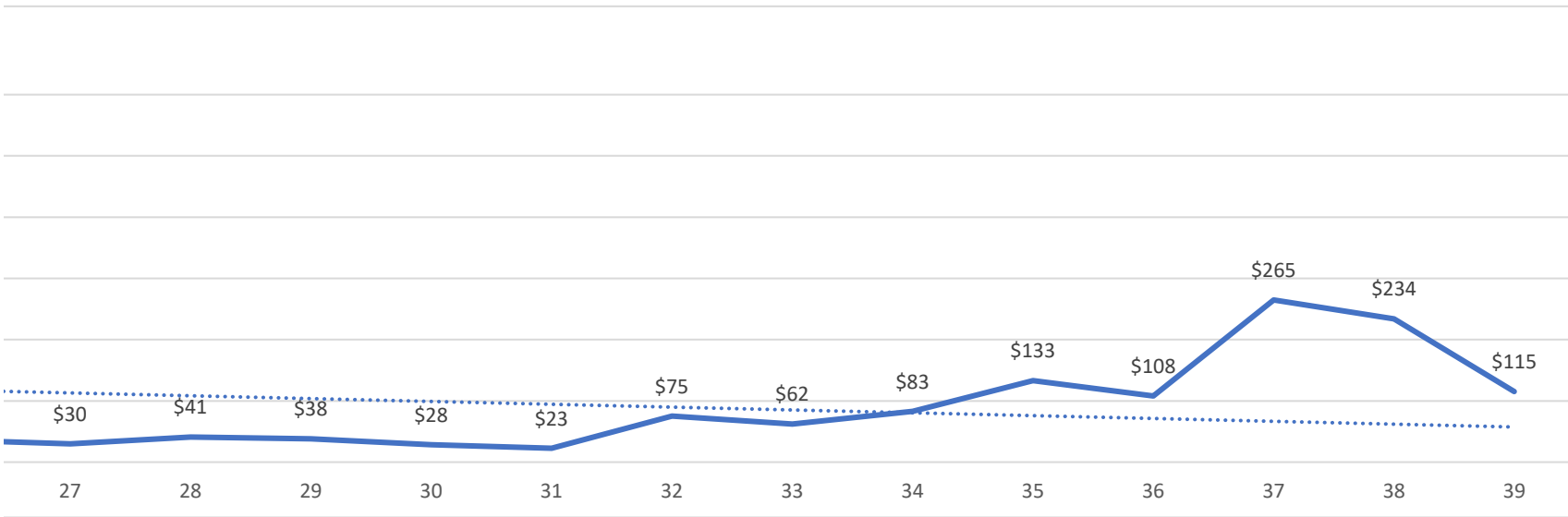
2023 070 LAND ANALYSIS NON LAKE FRONTAGE

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
070-001-300-166-00	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	0	8/29/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	1/2/2020	
070-012-200-029-10	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	9/8/2016	
072-135-000-009-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
072-135-000-011-00, 072-135-000-013-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	12/2/2021	
072-140-001-043-00	RESIDENTIAL 401	0	0	NOT INSPECTED	
	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
072-170-000-048-00, 072-170-000-049-00	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	1	2/2/2017	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	1	8/30/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	8/30/2016	
072-190-000-100-00, 072-191-000-142-01	RESIDENTIAL 401	0	0	8/30/2016	
	RESIDENTIAL 401	0	0	8/31/2016	
	RESIDENTIAL 401	0	1	8/31/2016	
	RESIDENTIAL 401	0	1	8/31/2016	
	RESIDENTIAL 401	0	0	8/31/2016	

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

8

RESIDENTIAL 401	0	0	10/1/1992
RESIDENTIAL 401	0	0	11/11/2008
RESIDENTIAL 401	0	0	10/1/1995
RESIDENTIAL 401	0	0	10/1/1995
RESIDENTIAL 401	0	0	9/1/2020
RESIDENTIAL 401	0	0	9/8/1995



2023 070 LAND ANALYSIS NON LAKE FRONTAGE

Class	Rate Group 1	Rate Group 2	Rate Group 3	COMMEMENTS
401	RURAL 401 LOTS			N HILL ST
401	RURAL 401 LOTS			N HILL ST
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			W MT MARIA RD
401	RURAL 401 LOTS			N RICHARDSON RD
402	S.E. H.L. AREA			E FAIRWAY DR
401	S.E. H.L. AREA			E FAIRWAY DR
402	S.E. H.L. AREA			E FAIRWAY DR
401	S.E. H.L. AREA			W MT MARIA RD
401	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA ROAD
401	S.E. H.L. AREA	RURAL 401 LOTS		W MT MARIA RD
401	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA RD
402	S.E. H.L. AREA			W MT MARIA ROAD
401	S.E. H.L. AREA			N HUBBARD LAKE RD
401	S.E. H.L. AREA			N HUBBARD LAKE RD
402	S.E. H.L. AREA			N HUBBARD LAKE RD
402	S.E. H.L. AREA			N HUBBARD LAKE RD
402	RURAL 401 LOTS			SITZMARK DR
402	RURAL 401 LOTS			SITZMARK DR
402	RURAL 401 LOTS			SITZMARK DR
402	RURAL 401 LOTS			N HILLTOP PKWY
402	RURAL 401 LOTS	RURAL 401 LOTS		SITZMARK DR
402	BARTON CTY SUBS			W ALMOND RD
401	BARTON CTY SUBS	BARTON CTY SUBS		W ALMOND RD
401	BARTON CTY SUBS			N MONTANA RD
401	BARTON CTY SUBS	BARTON CTY SUBS	RURAL 401 LOTS	E STUVE RANCH RD

2023 070 LAND ANALYSIS NON LAKE FRONTAGE

10

402	RURAL 401 LOTS	E LINCOLN DR
401	RURAL 401 LOTS	E MILLEN ST
401	RURAL 401 LOTS	E ALGER ST
401	RURAL 401 LOTS	N SECOND ST
401	RURAL 401 LOTS	E ALGER ST
401	RURAL 401 LOTS	E MAIN ST
